

Black Périgord 5-bed Périgord stone house with gîte, pool & woodland near Saint-Léon-sur-Vézère with views

EXCLUSIVE



INFORMATION

Town:	Peyzac-le-Moustier
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	170 m2
Plot Size:	3610 m2

IN BRIEF

*** UNDER OFFER ***

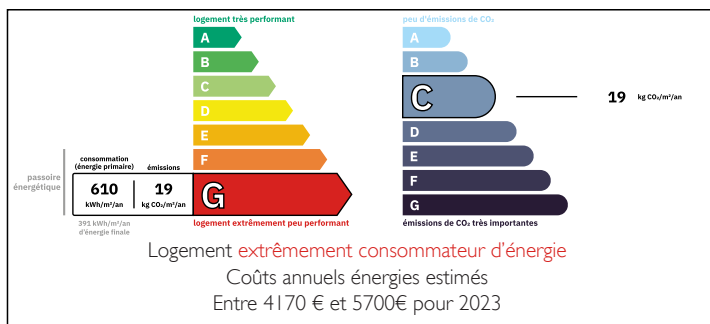
In the heart of the Vézère Valley, this spacious 170 m² stone property offers authentic Périgord character, flexible living, and excellent value.

The main house unfolds over three levels with five bedrooms, three shower rooms, a bright 37 m² living space with stone fireplace, and a charming kitchen opening to the rear terrace and garden.

The self-contained 31 m² gîte includes a kitchen, living room, mezzanine sleeping area, and shower/WC — perfect for guests or future rental income....



ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1153 EUR

NOTES

DESCRIPTION

Located in Peyzac-le-Moustier, just minutes from Saint-Léon-sur-Vézère and Montignac-Lascaux, this stone property blends rustic charm with generous living space and income potential.

Main House – approx. 139 m²

Ground Floor:

Entrance hallway – 10 m²

Utility/storage with washbasin & water heater – 2.1 m²

Bedroom with fireplace – 14 m²

Green bedroom – 15.5 m²

Shower room / WC – 5 m²

Pink bedroom – 6.2 m²

Garden Level:

Living / Dining room – 37 m², with exposed stone, beams, and a wood-burning stove, creating a warm Périgord atmosphere.

Kitchen – 16.5 m², bright and practical, with direct access to the rear terrace and garden.

First Floor:

Above the living room: hallway (2 m²), two adjoining bedrooms (13.5 m² total), and shower room / WC (3 m²).

Above the kitchen: en-suite bedroom (12 m²) with private shower / WC (2 m²).

The tiered design provides privacy and flexibility — ideal for a large family, home office, or guest accommodation.

Gîte / Annexe – 31 m²

A separate building comprising:

Living room / bedroom – 20 m²

Kitchen – 7.7 m²

Shower / WC – 3 m²

The gîte has its own electricity meter (currently disconnected) and offers excellent seasonal rental potential once reconnected.

Exteriors